



**27 Highfield  
Road  
Littleover  
Derby  
DE23 1DH**

**£299,950**

- MODERN THREE-BEDROOM DETACHED
- SPACIOUS LOUNGE DINER
- MODERN FITTED KITCHEN
- HALL AND CLOAKROOM
- MODERN BATHROOM
- ATTRACTIVE GARDENS
- POPULAR LOCATION
- VIEWING RECOMMENDED

## GENERAL INFORMATION

### THE PROPERTY

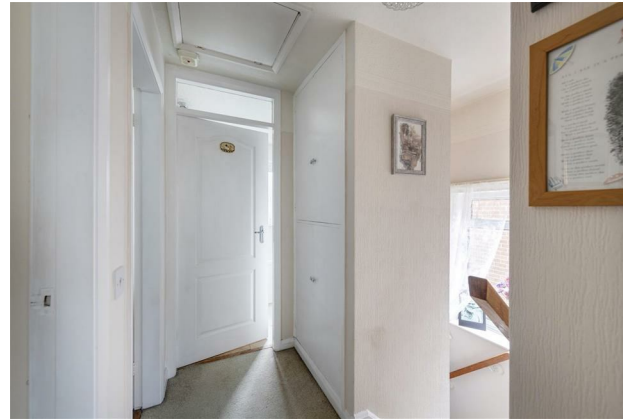
This attractive three-bedroom detached residence enjoys a strategic position within easy reach of the comprehensive facilities available at Littleover. It is an ideal family home well worthy of inspection.

Internally, the property provides an enclosed porch, entrance hall, cloakroom, a dual-aspect lounge /diner, and a well-appointed fitted kitchen with an integrated oven and hob.

To the first floor are three bedrooms, two with fitted furniture, and a family bathroom.

Outside is a delightful, good-sized landscaped garden offering a high degree of privacy to the rear and great opportunity to extend at the back subject to planning, a detached garage, and to the front is a mature fore garden laid to gravel with mature planting.





#### LOCATION

The property is well situated, with local amenities a short walk away. Littleover offers a good range of shops, supermarkets, and schooling for all ages.

#### ACCOMMODATION

Two double glazed doors open up into:

#### ENTRANCE PORCH

1.17m x 0.90m (3'10" x 2'11")

With tiled flooring and full glazed entrance door opening through to hallway.

#### HALLWAY

2.72m entrance to kitchen door x 1.69m (8'11" entrance to kitchen door x 5'6")

Stairs to first floor, door to lounge, door to kitchen and door opening through to the cloakroom.

#### CLOAKROOM

1.12m to window x 1.50m (3'8" to window x 4'11")

Has a wall mounted hand wash basin, W.C., tiled surrounds, radiator, obscure window to the side aspect and ceiling light point,

#### LOUNGE/DINER

3.34m max 3.02m x 6.61m (10'11" max 9'10" x 21'8")

A lovely light dual aspect room with windows looking out over the rear garden a further window looking out to the front aspect, there is coving to ceiling, radiators, ceiling light points, wall light points, attractive wood effect flooring and a stone fire surround with hearth and plynth with living flame gas fire inset. A door from the dining area opens through into the fitted kitchen.

#### KITCHEN

3.89m max 2.66m min x 2.89m (12'9" max 8'8" min x 9'5")

Has a window over looking the rear garden, is fitted with a modern range of base cupboards, drawers and wall mounted cabinets, attractive worktops are inset with a one and a quarter composite sink with mixer taps and four ring electric hob with stainless steel extractor fan over integrated appliances include a double oven, microwave, fridge and there is provision for washing machine, there are recessed ceiling down lights, tiled surrounds, tiled floor, door to the side aspect and a useful pantry storage area.

#### FIRST FLOOR

#### LANDING

Having loft access point, useful built in



linen storage cupboard, doors lead off to:

#### BEDROOM ONE

2.72m x 3.68m to window (8'11" x 12'0" to window )

Has a window to the rear aspect, radiator, ceiling light point and is fitted with a range of built in wardrobes which provide hanging space and shelving along with matching bedside cabinets and drawer units.

#### BEDROOM TWO

3.34m to rear of wardrobes x 2.90m (10'11" to rear of wardrobes x 9'6")

Having built in wardrobes providing hanging space and storage with matching dressing table and over head cabinet, there is a window to the front aspect, radiator, coving to ceiling and ceiling light point.

#### BEDROOM THREE

2.52m x 2.66m (8'3" x 8'8")

Which is currently set up as a study by the vendor and has a window to the rear aspect, radiator and ceiling light point.



#### BATHROOM

2.59m x 1.64m (8'5" x 5'4")

Is fitted with a shower bath with mixer taps and separate shower attachment over, pedestal hand wash basin and W.C., there is a obscure window to the front aspect, tiled surrounds, tiled flooring and chrome heated towel rail.

#### OUTSIDE

The property sits back off Highfield Road behind a composite driveway with a mature frontage comprised of gravelled area with mature shrub borders, The drive extends down the side of the house and opens up into an enclosed rear garden with large paved patio area with steps leading down to the lawn with an ornamental pond, pergola leading to a utility area ideal for greenhouses and sheds and has mature herbaceous borders.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.



#### COUNCIL TAX BAND

Derby City - Band C

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

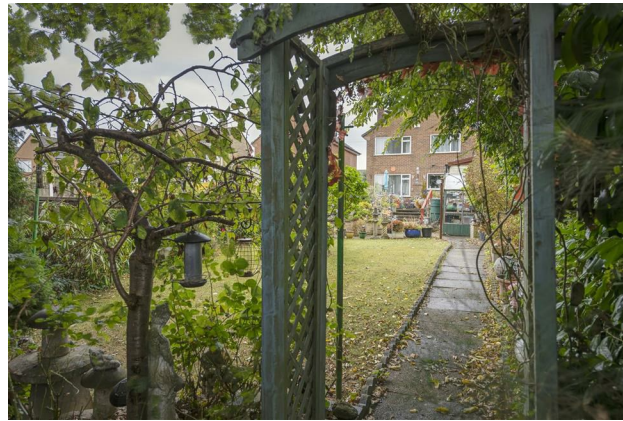
Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these



particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2024) A

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### VIEWING

GROUND FLOOR

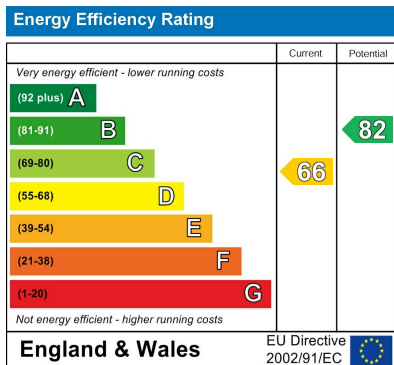
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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